

ZONING INFORMATION

DISTRICT:
R-2 (RESIDENCE 2)

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT 4

FLOODZONE:
ZONE X (OUTSIDE OF 500 YR FLOODPLAIN)

| ZONING REQUIREMENTS: | MINIMUM REQUIRED | PROPOSED LOT 1 | PROPOSED LOT 2 | PROPOSED LOT 3 | PROPOSED LOT 4 | PROPOSED PARCEL A |
|--------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|----------------------|
| AREA (sf): | 20,000 | 7013 | 5977 | 9338 | 8912 | 9794 |
| FRONTAGE (ft): | 150 | N/A | N/A | N/A | N/A | N/A |
| FRONT YARD SETBACK (ft): | 30 | 42 | 49 | N/A | N/A | N/A |
| REAR YARD SETBACK (ft): | 10 | 5 | 6 | 84 | 77 | N/A |
| SIDE YARD SETBACK (ft): | 10 | 10 | 6 | 7 | 7 | N/A |
| MIN. LOT WIDTH (ft): | 50 | N/A | N/A | N/A | N/A | N/A |
| NO. UNITS PER LOT: | 1 | 1 | 1 | 1 | 1 | 0 |
| FLOOR AREA RATIO: | N/A | N/A | N/A | N/A | N/A | N/A |

DEVELOPMENT DATA:

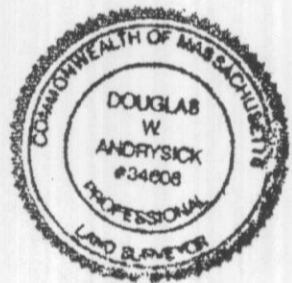
EXISTING:
DWELLING LOCATED AT 93 CENTRAL STREET TO BE RAZED AND DRIVEWAY TO BE REMOVED.

PROPOSED DEVELOPMENT: FOUR SINGLE FAMILY UNITS
(4) 3-BEDROOM UNITS = 12 BEDROOMS
(1) AFFORDABLE UNIT; (LOT 1)

DWELLING UNIT DENSITY:
TOTAL SITE AREA = 41,034 SF = 0.94 ACRES
THERE ARE NO WETLANDS LOCATED ON THE SITE
TOTAL UPLAND AREA = 0.94 ACRES
TOTAL NUMBER OF UNITS = 4
NUMBER OF UNITS PER ACRE = 4.3

EXISTING IMPERVIOUS COVER = 0.04 ACRES (4%)
PROPOSED BUILDING COVERAGE = 0.12 ACRES (13%)
PROPOSED IMPERVIOUS COVER = 0.27 ACRES (29%)

FLOOR AREA RATIO:
GROSS FLOOR AREAS-EXCLUDES STAIRS
BASEMENT = 500 SF
FIRST FLOOR = 1375 SF
SECOND FLOOR = 1172 SF
TOTAL = 3047 SF x 4 UNITS = 12,188 sf
FLOOR AREA RATIO = 12,188/41,034 = 0.30



ENDORSEMENT PERTAINS TO EXISTING CONDITIONS ONLY
Douglas W. Androsky
PROFESSIONAL LAND SURVEYOR DATE 1/16/10

| No. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 3 | 1/6/10 | TOWN COMMENTS |
| 2 | 11/2/09 | TOWN COMMENTS |
| 1 | 9/29/09 | TOWN COMMENTS |


REVISIONS

MASTER PLAN
MARSH VIEW

93 CENTRAL STREET
ACTON, MA

PREPARED FOR:
MARSH VIEW, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MA 01720

SCALE: 1"=60' DATE: JUNE 19, 2009



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